

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Winchester

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	11	+ 10.0%	197	147	- 25.4%
Closed Sales	16	18	+ 12.5%	198	138	- 30.3%
Median Sales Price*	\$1,307,500	\$1,472,500	+ 12.6%	\$1,499,000	\$1,460,000	- 2.6%
Inventory of Homes for Sale	24	28	+ 16.7%	--	--	--
Months Supply of Inventory	1.4	2.2	+ 57.1%	--	--	--
Cumulative Days on Market Until Sale	55	47	- 14.5%	27	33	+ 22.2%
Percent of Original List Price Received*	96.3%	95.5%	- 0.8%	103.9%	99.2%	- 4.5%
New Listings	11	12	+ 9.1%	243	183	- 24.7%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

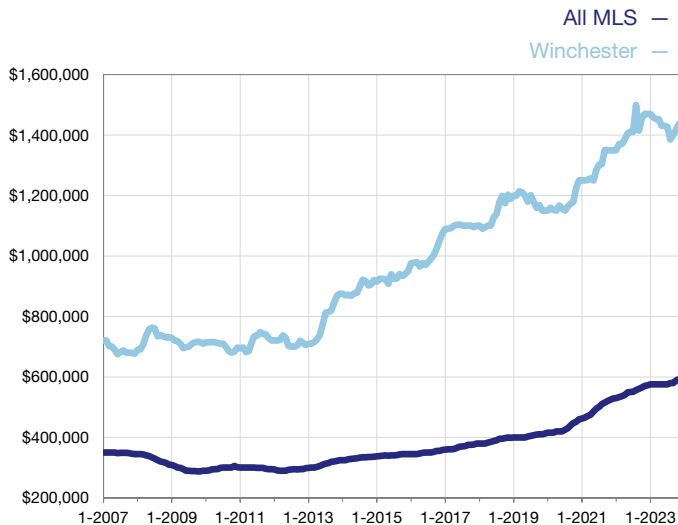
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	5	+ 400.0%	68	52	- 23.5%
Closed Sales	1	4	+ 300.0%	73	50	- 31.5%
Median Sales Price*	\$1,300,000	\$965,500	- 25.7%	\$758,000	\$795,000	+ 4.9%
Inventory of Homes for Sale	4	7	+ 75.0%	--	--	--
Months Supply of Inventory	0.6	1.4	+ 133.3%	--	--	--
Cumulative Days on Market Until Sale	6	15	+ 150.0%	37	31	- 16.2%
Percent of Original List Price Received*	108.4%	100.7%	- 7.1%	99.4%	101.2%	+ 1.8%
New Listings	3	7	+ 133.3%	77	67	- 13.0%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

